BGOK 34 PAGE 893 EXHIBIT NO. 2

## TRUSTES' SALE

of valuable fee simple real property located on the north side of Riffle Road in the Emmitsburg Election District, Frederick County, Maryland.

Under and by virtue of the power of sale contained in a Deed of Trust from Sheldin G. Erickson, dated December 6, 1973 and recorded in Liber 928, Folio-928, one of the Land Records of Frederick County, Maryland; the terms of said Deed of Trust being in default, the undersigned Trustees will offer for sale at public auction at the Court House Door in the City of Frederick, Maryland on:

## MONDAY, NOVEMBER 4, 1974

AT 11:00 A.M.

all the hereinafter described real property and improvements which are described as follows:

All that tract of land situate and lying in the Enimitsburg Election District, Frederick County, Maryland, containing 57.25 acres of land, more or less, and being more particularly described in a deed from Jackson Brodsky, Trustee, unto Sheldon G. Erickkson dated January 10, 1969 and recorded in Liber 797, Folio 389, ine of the Land Records of Frederick County, Maryland.

The aforesaid real property being improved by a three stary, 10 room brick house with cement block foundation, having three and one-half baths, central air conditioning, electric heating, hardwood floors, fully finished basement and four fireplaces; said premises being further improved by an attached 24'x24' two-car garage with bannistered porch above and an attached 8'x16' oval porch; and also a 48'x54' bank barn.

TERMS OF SALE — The above mentiined real property and improvements is to be sold free and clear of all existing prior liens. A deposit of 10 percent of the purchase price in cash or check acceptable to the Trustees will be required of the purchaser at the time and place of sale and the balance of the purchase price is to be paid within five days of the ratification of the sale by the Circuit Court for Frederick County, Maryland. Expenses of conveyancing will be paid by the purchaser. Real property taxes and public charges will be adjusted to date of sale. The Trustees reserve the right to withdraw the hereinabove described property and improvements from sale at any time.

BENJAMIN B. ROSENSTOCK and JOSEPH V. GARTLAN, JR.,

## Trustees

Frederick J. Bower
Attorney for Trustees
100 West Church Street
Fredreick, Maryland 21701
JAMES TROUT
Auctioneer
15 North Court Street
Frederick, Maryland 21701

NO. 25,136 EQUITY
IN THE CIRCUIT COURT
FOR FREDERICK COUNTY,
MARYLAND

I HEREBY acknowledge that I have purchased at public sale of Benjamin B. Rosenstock, Trustee, under a Deed of Trust from Sheldon G. Erickson, the property and improvements described in the annexed advertisement for the sum of Fifty Thousand Five Hundred

Dollars (\$50,500.00) and I hereby covenant and agree to comply with the terms of sale set forth in the aforesaid advertisement which were announced by the auctioneer at the time of said sale.

WITNESS:

Soseph S. Welty

Receipt of

\$5,050.00

WITNESS:

Joseph &. Welty

AMERICAN SECURITY AND TRUST COMPANY

BY: ,Agent

Agent for Purchaser Peter Sorge, Jr.

is hereby acknowledged

Benjamin B. Rosenstock, Trustee

Fred Rowersche (8,1974

ROSENSTOCK, BURGEE, BOWER & PHILLIPS, P.A., FREDERICK, MARYLAND